



THE CITY OF SAN DIEGO

Date of Notice: July 30, 2003

REVISED AUGUST 4, 2003 (additional text underlined)

NOTICE OF PUBLIC HEARING PLANNING COMMISSION RECOMMENDATION

Job Order Number 42-1249

DATE OF HEARING: August 14, 2003
TIME OF HEARING: 9:00 a.m.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California

PROJECT TYPE/NUMBER: Tentative Map/Street Vacation/ Street Dedication/ Easement
Vacation/ Planned Development Permit/Site Development Permit
Project No. 6137

PROJECT NAME: MORENA VISTA
APPLICANT: City Link Investment Corporation

COMMUNITY PLAN AREA: Linda Vista **COUNCIL DISTRICT:** 6

CITY PROJECT MANAGER: Vicky Gallagher
PHONE NUMBER: (619) 446-5230

As a property owner, tenant or person who has requested notice, please be advised that the Planning Commission will hold a public hearing to **recommend** approval, conditional approval, or denial to the City Council of an application for a Tentative Map, Street Vacation, Street Dedication, Easement Vacation, ~~and~~ Planned Development Permit, and Site Development Permit to allow development of ~~182~~ 184 residential condominium apartment units, including 16 affordable units, and ~~18,720~~ approximately 20,416 square feet of retail space in the Linda Vista Community Plan area. The 6.50 acre project site is located south of the intersection of Linda Vista Road and Napa Street, immediately north of Friars Road. The project site is in the following zones: CC-3-4; the North Bay Redevelopment area; Community Plan Implementation Overlay (Area A); and the Campus Parking Impact area. The project proposes to construct two (2) three-story mixed use retail/residential buildings and one (1) four-story apartment building over below grade parking. The Site Development Permit is requested to allow deviations in height and sidewalk width from the requirements of the Community Plan Implementation Overlay Zone (CPIOZ). The CPIOZ allows a maximum height of 45 feet with issuance of a discretionary permit, plus an additional 5 feet for architectural projections. The maximum height of the proposed apartment building is 57'- 10" (including architectural projections), and the maximum height of the proposed attached clock tower is 71'-5". The minimum sidewalk width required by CPIOZ is 7', and the project provides minimum 5' width. The project also includes off-site parking along Friars Road to be used for overflow trolley parking. The street segments proposed to be vacated with this project are all paper streets and have not been constructed nor used as streets (segments of : Cherry St., Gaines St., Riley St., Pine St., Fort Stockton St., Custer St., Greenwood St., unnamed alley, and Adams Street).

The decision to approve, conditionally approve, modify or deny the Tentative Map, Street Vacation, Street Dedication, Easement Vacation, ~~and~~ Planned Development Permit , and Site Development Permit will be made by the City Council at a future public hearing. You will also receive a notice of the City Council public hearing.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing.

If you have any questions after reviewing this information, you can contact the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call the Disability Services Program Coordinator at (619) 236-5979 at least five working days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are available for the meeting upon request.